

ORDINANCE NO. 2003-22

BE IT ORDAINED That the Catawba County Code is hereby amended by adding a section, to be numbered Article XIII, Special Districts, Division 7, Sections 44-810 – 44-825, which said sections read as follows:

Division 7, Section 44-810 – 44-825 Terrell Highway Commercial (Special District-6)

In accordance with the provisions of Senate Bill 633, enacted and ratified during the North Carolina General Assembly's 2001 session.

The 2002 edition including all subsequent amendments of the North Carolina Rehabilitation Code (NCRC) is hereby adopted by reference as fully as though set forth herein."

- (a) All laws and clauses of laws in conflict herewith are hereby repealed to the extent of said conflict.
- (b) If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance, which can be given separate effect, and to this end the provisions of this ordinance are declared be severable.
- (c) This ordinance shall be enforced as provide in N.C.G.S. 153A-123 or as provided in the Catawba County Code of Ordinances. All criminal sanctions shall be the maximum allowed by law.
- (d) This ordinance shall become effective on the 1st day of January 2004.

DIVISION 7. TERRELL HIGHWAY COMMERCIAL (THC) (SPECIAL DISTRICT-6)**Sec. 44-810. Statement of intent.**

The Terrell Highway Commercial (THC) District is a gateway for the community and often defines the first image someone has upon entering the County. It is designed to create an orderly transition linking a high traffic corridor with a Village Center District. The district is established primarily for uses that rely on automobile rather than pedestrian access due to the scale and access requirements of Highway 150. The THC District serves the Sherrills Ford community and travelers within a multi-county region. In order to accomplish compatibility, strategic walkable connections leading from the THC District to the Village Center District are necessary. The THC District implements the Sherrills Ford Small Area Plan policies relating to the Highway 150 corridor. Specifically, the THC District:

- Provides a commercial corridor with connections to a Village Center District;
- Provides a walkable commercial area that is inviting to pedestrians and convenient for the traveling public;
- Provides a mixture of commercial and office uses; and
- Establishes building form and architectural standards compatible with the historical character of the Terrell area.

Sec. 44-811. Boundaries.

Where any uncertainty exists with respect to the boundary of any district as shown on the zoning map, the Terrell Highway Commercial (THC) District (special district-6) is deemed to extend 500-feet from the edge of the right-of-way on both sides along Highway 150 from Slanting Bridge Road (SR 1844) to Marshall Road.

Sec. 44-812. Applicability.

- (a) This Division applies to all land designated as the THC District in Sec. 44-811.
- (b) The THC District is designated as an overlay district in which additional requirements are imposed on certain properties within one or more underlying general or special use districts. Except as provided in subsection (d), below, the THC district applies to the extent that there is any inconsistency between the THC district and the underlying general or special use district.
- (c) This Division applies to any of the following activities within the THC district:
 - (1) any change of use;
 - (2) any major expansion to an existing commercial structure;
 - (3) any development of vacant tracts that occurs after the effective date of this Division;

- (4) any subdivision of land for commercial uses.
- (d) This Division does not apply to existing single-family, site-built or manufactured homes or duplexes that are used for residential purposes. Additions to such structures or accessory uses are permitted subject to the zoning requirements of the district and Sec. 44-38. Existing single-family, site-built or manufactured homes and duplexes that are partially or fully destroyed may be rebuilt or repaired as a matter of right.
- (e) Where there are conflicts between the special regulations in this division and general zoning, subdivision, or other regulations or requirements, the more restrictive requirement applies.
- (f) Where actions, designs, or solutions proposed by the applicant are not literally in accord with applicable THC District regulations or general regulations, but the county planner makes a interpretation in accordance with the spirit of the regulations in the particular case that public purposes are satisfied to an equivalent or greater degree, the county planner may make specific modification of the regulations in the particular case.

Compliance with this ordinance is required in accordance with Table 1.

Applicability Chart Table 1										
Y = Compliance with all applicable standards required R = Retrofit to the extent practical										
Existing Building Expansion (minor): Expansion to buildings less than or equal to 25% of the current leasable/heated area.										
Existing Building Expansion (major): Expansion to buildings greater than 25% of the current leasable/heated area.										
	Sec 44-816	Sec 44-817	Sec 44-818	Sec 44-819	Sec 44-820	Sec 44-821	Sec 44-822	Sec 44-823	Sec 44-824	Sec 44-825
	Site dimension standards	Building design standards/site appearance	Driveway connection/access management	Streetscape landscaping	Buffering and screening	Landscaping of parking areas	Pedestrian design	Parking	Signs	Site lighting
Parking Area Expansion (minor 12-24 spaces)	R	R	R	R	R	R	R	R	R	R
Parking Area Expansion (major 25 or more spaces)	N/A	N/A	R	R	Y	Y (for new spaces only)	R	Y	R	Y
Change of Use	R	R	R	R	R	R	R	R	R	R
Existing Building Expansion (minor)	R	R	R	R	R	R	R	R	R	R
Existing Building Expansion (major)	Y	Y	R	R	Y	Y	Y	Y	Y	Y
New Building Construction undeveloped site (incl. outparcels)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Sec. 44-813. Appeals.

For the purposes of this division, appeals shall follow the procedures set forth in Sec. 44-44.

Sec. 44-814. Uses.

- (a) Uses allowed in the THC District are those that would typically occupy smaller scale commercial/retail/office type uses where the general public would utilize specific goods and services.
- (b) The uses identified in the Table 1 in Sec. 44-87 in the Zoning Ordinance under C-1, C-2, and O-I are allowed in the THC District.
- (c) The following uses are prohibited in the THC District:

Prohibited Uses in THC District Chart Table 2	
Aboveground pipelines	Manufacturer's showroom
Amusement park/services	Marina and dry storage facilities
Armory	Miniature golf, services
Auto repair or auto service shops	Mini-warehouse
Auto sales, storage or salvage yards	Monument sales
Auto, truck, boat and motorcycle sales	Motor vehicle repair, major
Automatic bank teller (free standing)	Motor vehicle repair, minor
Baseball hitting range	Movie theater (drive-in)
Billiard or Pool hall	Municipal garage
Boardinghouse, rooming house	Nightclubs
Bus terminal	Open conveyor belts
Campgrounds	Open storage
Carwash (free standing)	Par-three golf
Cemetery, human public	Pawnshop
Cemetery, pet	Radio and television studio
Circus, carnival and fair	Radio frequency test facility
Dragstrips or racetracks	Rental of domestic vehicles

Prohibited Uses in THC District Chart Table 2	
Drive-thru windows	Roadside stand, commercial
Equipment rental	Sanitarium and mental institution
Farm supplies	Solid waste disposal sites
Firing/shooting range (indoor)	Subdivision of land for residential uses
Flea market	Telecommunication facilities, wireless
Flea market (indoor)	Television and/or radio tower facilities
Golf driving range	Tire recapping shops
Greenhouse, commercial	Warehouse
Motel	Wholesale distribution
Industrial supplies and equipment	Wood waste grinding operations
Lawn and garden	Wood waste grinding operation, temporary off-site
Lumber and building materials sales	Wrecking yards or junkyards
Manufactured/modular home and recreational vehicle sales	Zoo

Sec. 44-815. General development plan required.

Any person wishing to develop land in the THC District comprising of 5-acres or more, shall submit a general development plan (GDP) for approval. Submittal of a site plan for parcels less than 5-acres that existed prior to the adoption of the THC District will be considered provided that the development standards in the THC district are met to the extent feasible. The provisions for processing a GDP established in Sec. 44-808 shall also apply to the THC District.

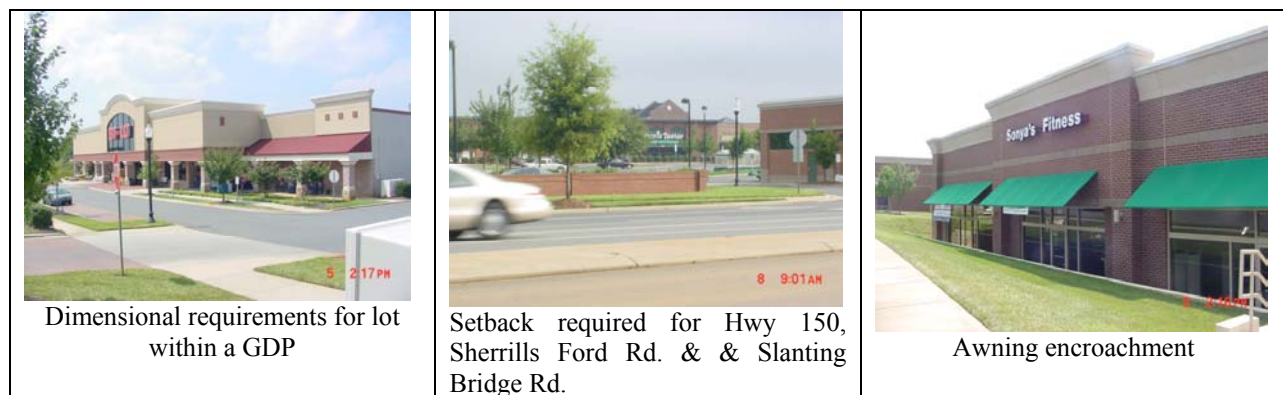
Sec. 44-816. Site standards.

- (a) *Scope.* The standards and regulations outlined in Sec. 44-809 (b 1-5), (c 1-4) apply to the THC District.
- (b) *Dimensional requirements for lots within a GDP.* Subdivisions of land in the THC District require review and approval of a GDP. Individual lots in the THC District shall adhere to the following:
 - (1) *Minimum Lot Size:* 40,000 sq. ft.
 - (2) *Minimum Lot Width:* 100 feet.

- (3) *Building Setbacks:* The minimum distance measured from the edge of the street right-of-way and/or nearest property line to be as follows:

Front Setback	10 ft.
Side Setback	6 ft. (0 ft. for attached uses)
Rear Setback	30 ft.
Setback required for Highway 150, Sherrills Ford Road and Slanting Bridge Road	35 ft. (no parking within setback)

- (4) *Accessory Structures:* Side/Rear Setback: 0 feet.
- (5) *Encroachments:* Canopies and awnings may encroach into the front setback up to 8 feet.
- (6) *Outside display/storage.* No outside display or storage of inorganic product.



Sec. 44-817. Building design standards/site appearance.

- (a) *Building design.* Building designs in the THC District shall accommodate diversity in style and building materials striving to define a distinct character while maintaining a high quality of development standards. Buildings shall be oriented to maximize the convenience of pedestrian walkability. Development patterns shall avoid the excessive linear expansive rooflines of a strip plaza.
- (b) *Building Size.* Individual buildings shall not exceed 65,000 square feet.
- (c) *Street line Preservation.* Where a major and minor thoroughfare is planned to be built or widened and initial roadway design and right-of-way locations have been completed, all building setbacks shall account for these improvements. When a future road or road improvement is shown on the County Thoroughfare Plan, the developer is to take possible road improvements into account in the site design.

- (d) *Type of Construction.* Manufactured, mobile, and metal units shall be prohibited except as may be allowed for temporary office management or storage uses during the construction phase. The use of smooth vinyl, unpainted cinder-block walls, or metal paneling shall be prohibited, but the use of decorative, split-faced masonry products is permissible.
- (e) *Roof Pitch.* Roof pitches less than 3/12 and flat roofs will require a parapet wall. A pitched roof shall be profiled by eaves a minimum of 6 inches from the building face or with a gutter. Service station canopies shall not have a consistently flat roof. The pitch of the canopy shall resemble the roof form of the principal structure.



- (f) *Façade Treatment.* Architectural elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details shall be used on all facades facing public or private street rights-of-way. Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to: add architectural interest and variety; relieve the visual effect of a single, long wall; and subdivide the wall into human size proportions. Similarly, roofline offsets should be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. In order to offer pedestrian interest along sidewalks and paths, the ground level of any building must include windows, entrances, architectural details and awnings. Building façades shall be separated at least every 400-feet by either a street or pedestrian amenity.
- (g) *Building Entrances.* A primary entrance shall be designed for the pedestrian and be designed for entrance from new interior streets. Such entrances shall add variety to the streetscape and can be oriented towards on-street parking. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving should be designed to be aesthetically pleasing as practical and shall be oriented away from the street to the extent possible. Building frontages shall be oriented towards the interior of the development. Buildings shall front public or private streets.
- (h) *Street Walls.* The first floors of all buildings shall be designed to encourage and complement pedestrian-style interest and activity by limiting the expanses of

blank walls to no more than 20 feet in length. A "blank wall" is a facade that does not contain transparent windows or doors. Ventilation grates or emergency exit doors located at the first floor level in the building facade, which are oriented to any public street, shall be decorative.

- (i) *Site appearance.* The site design and overall appearance should achieve proportionality and connectivity with adjacent sites to the extent possible while recognizing that individual businesses and uses developed within the corridor are separate and have unique characteristics.
- (j) *Underground utilities.* All on-site utilities (electrical, telephone, etc.) shall be located underground unless technical restrictions exist for doing so. Provisions shall be made to significantly reduce the visual blight of any aboveground utilities.
- (k) *Paving materials.* Permitted paving materials for crosswalks, sidewalks, and similar pedestrian pathways include brick, concrete (aggregate exposed finish), cement pavers, brick pavers or materials that are similar in appearance and durability. Breaking pavement patterns is to establish pedestrian spaces, which can be more easily recognized by the motoring public thus increasing a high level of safety for both parties.



Sec. 44-818. Driveway connection/access management.

- (a) *Driveway Connection/Access Management.* Driveways shall conform to the requirements in Table 3 below. Where the North Carolina Department of Transportation (NCDOT) *Policy on Street and Driveway Access to North Carolina Highways* conflicts with these regulations, the stricter of the two standards applies.

Table 3		
<i>Driveway Connection/Access Management</i>		
Frontage (feet)	Number of Driveways Allowed	Minimum Spacing (feet)
Less than 500	1	400
501-999	2	400

More than 1000	3	400
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Driveway connection/access management

- (b) *Driveway separation.* The minimum distance between a driveway and an existing State Road intersection shall conform to Table 4. Where the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* conflicts, the stricter of the two standards applies.

Table 4	
Street Type	Minimum Distance (feet)
Major/Minor Thoroughfare	500
Local/Collector Street	200

The minimum distance between four-way intersections on Highway 150 shall be 1,500 feet.

- (c) *Off-site traffic improvements.* The requirements found in Sec. 44-809 (e) (5) shall apply to the THC District.
- (d) *Shared access.* The requirements found in Sec. 44-809 (e) (6) shall apply to the THC District.
- (e) *Connected interior driveways/parking.* The requirements found in Sec. 44-809 (e 7 a) and (e 7 b) shall apply to the THC District.
- (f) *Channelization.* Channelization improvements shall be considered where a site access study indicates the possible existence of significant turning conflicts involved with the new development. “Channelization” means the separation of conflicting traffic movements into well-defined paths of travel by traffic islands or significant pavement markings.
- (g) *Signalization.* Only after all other traffic improvements have been explored shall signalizations be installed. Traffic signals will reduce turning conflicts but may significantly disrupt traffic flow.

- (h) *Street design.* All streets shall be designed and paved to meet the NCDOT standards. Streets can be designated as either public or private.
- (i) *Curbing.* Interior streets shall be curbed.

Sec. 44-819. Streetscape landscaping.

- (a) *Interior street landscaping.* For multi-tenant, multi-parcel or multi-building developments, shade trees shall be planted along both sides of all interior access streets, excluding streets not typically used by the public. Typical plantings must include as a minimum 14 shade trees per 1,000 linear feet which are at least eight feet tall at planting and will be a minimum of 20-feet tall at maturation and which are similar in size and shape.
- (b) *Entranceways.* Multi-tenant, multi-parcel or multi-building developments must provide for the installation of a median-type entranceway at all entrances on major or minor thoroughfares. The median shall be grassed and landscaped.
- (c) *Entrance landscaping.* Landscaping shall be provided at site entrances, in public recreation/open space areas and adjacent to buildings. The type and amount of landscaping required shall be allowed to vary with the type of development.
- (d) *Existing road buffer landscaping requirements.* All development fronting along Highway 150, Sherrills Ford Road and Slanting Bridge Road shall provide the following across all street frontages:
 - (1) 5 foot landscape strip between the curb and sidewalk for replacement of existing sidewalk or for new construction only, otherwise the existing dimension varies throughout the THC District.
 - (2) 5 foot wide sidewalk.
 - (3) 10 foot (minimum) landscape strip behind the right-of-way (within the front setback).
 - (4) Canopy Trees shall be planted 35 feet on-center on one side of the sidewalk. Where aerial utility lines prohibit the installation of canopy trees, small maturing trees may be substituted with permission of Catawba County planning staff. All trees planted within the right-of-way shall require approval by NCDOT.



Sec. 44-820. Buffering and screening.

- (a) *Residential buffers.* When a THC District directly abuts a residential zoning district, a 30-foot landscaped buffer meeting the requirements found in Sec. 44-151 (c) (3) shall apply.
- (b) *Water body buffers.* When natural bodies of water are on site, the requirements found in Sec. 44-809 (f) (9) shall apply to the THC district.
- (c) *Dumpster Screening.* Dumpsters or trash handling areas shall be screened from adjacent properties and from public view, with a minimum six (6) foot high solid fence or wall using materials similar in appearance and durability as the principal structure. All such areas shall have a solid and closeable gate.
- (d) *Mechanical equipment screening.* Mechanical equipment at ground level shall be placed on the parking lot side of the building and away from buildings on adjacent sides. It shall be screened from the public street by walls, fencing and/or landscaping. Mechanical equipment on rooftops shall be screened from the view of the street.
- (e) *Maintenance area screening.* All loading, shipping, storage, and maintenance areas viewed from the street shall be heavily landscaped with mature trees, at least six feet tall, or other screening, also six feet tall, while providing sufficient space for ingress and egress of vehicles. Mechanical areas on the tops of buildings shall be screened.

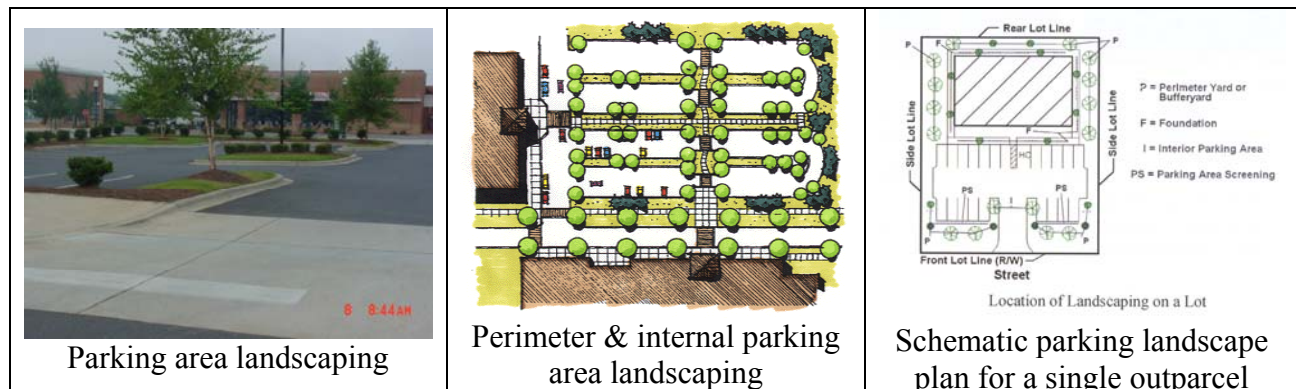
- (f) *Construction cleanup, maintenance, and Landscaping of disturbed land.* During the construction of a project, the requirements found in Sec. 44-809 (f) (1), (2), and (3) shall apply.



Dumpster screening

Sec. 44-821. Landscaping of parking areas.

- (a) *Parking area landscaping.* Parking areas shall include one shade tree per 10 parking spaces. The shade tree shall be at least four feet tall at planting and eight feet within three years. Tree planting areas within parking lots shall be at least eight feet wide, a minimum of 200 square feet in area, edged with a curb at least six inches in height, and designed to minimize damage to trees by parking or moving vehicles. The remaining area shall be landscaped with plantings (bushes, shrubs, flower beds).
- (b) *Perimeter parking area landscaping.* Large maturing canopy trees shall line the parking lot; they shall be planted at a maximum of 40 ft. on center. Tree planting strips at perimeter of lots shall be a minimum of 10 feet in width. The remaining area shall be landscaped with plantings (bushes, shrubs, flower beds). Only where preexisting overhead utility lines prevent use of large maturing trees may small maturing trees maximum 30 ft. on center be substituted.
- (c) *Screening of parking areas.* Parking abutting Highway 150, Sherrills Ford Road or Slanting Bridge Road should be minimized, however when design dictates parking abutting these roads, a continuous row of evergreen shrubs/masonry wall shall be installed to block the view of the parking lot and not necessarily the building from the traveling public.



Parking area landscaping

Perimeter & internal parking area landscaping

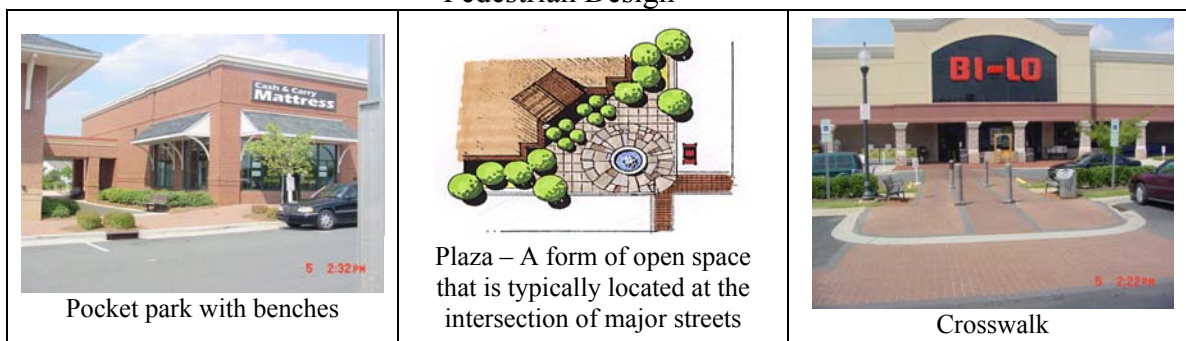
Schematic parking landscape plan for a single outparcel

Sec. 44-822. Pedestrian design.

- (a) *Generally.* In general, the plan shall provide a unified and well-organized arrangement of buildings, service areas, parking, pedestrian and landscaped common areas (which can include pocket parks), to provide for maximum comfort and convenience of visitors and employees. Commercial buildings shall be so grouped in relation to parking areas that, after visitors arriving by automobile enter the walkway system, establishments can be visited conveniently with a minimum of conflicts with vehicles.
- (b) *Pedestrian design.* For multi tenant/building/parcel projects, the site plan shall include provisions for pedestrian-scale amenities, which may include benches, picnic tables, courtyards, plazas, water attractions and trash receptacles. These enhancements are essential to creating an efficient and functional environment as well as promoting a sense of place. An area shall be reserved for pedestrian use and/or open space and shall be improved and maintained accordingly. Such areas may include covered malls for general pedestrian use, exterior walkways/crosswalks, outdoor seating areas and the like where the facilities are available for common use by employees and visitors. Required buffer areas and setback yards as well as improved deck and roof areas may be used to meet this requirement.
- (c) *Heavy traffic generators.* Service stations, fast food restaurants and similar uses, if provided, shall be so located that operations do not interrupt pedestrian or traffic flows in other parts of the development.
- (d) *Location of loading zones and maintenance areas.* Loading zones where customers pick up goods shall be so located and arranged as to prevent interference with pedestrian movement within the development. Facilities and access routes for shopping center deliveries, servicing, and maintenance shall be so located and arranged as to prevent interference with pedestrian traffic in the center.
- (e) *Pedestrian travel.* All buildings or building clusters within the development shall be connected with linkages other than roads (sidewalks, bikeways and walking paths). When feasible, these linkages shall be provided between adjacent sites. Pedestrian access may be provided at any suitable locations within the district, but shall, where practicable, be separated from vehicular access points in order to reduce congestion, marginal friction and hazards, except where signalization is used in such a manner as to control pedestrian and vehicular movements safely.
- (f) *Natural areas.* Protecting environmentally sensitive areas for use as open space in the development should be given a high priority in site design. The GDP shall identify these environmentally sensitive areas (e.g., floodplains as delineated by the Federal Emergency Management Agency, and wetlands, as identified by the

U.S. Army Corps of Engineers through field inspection). Where such resources are present, no design shall be approved unless it complies with the requirements of all applicable federal, state and local laws and regulations pertaining to these resources. These laws and regulations include but are not limited to section 404 of the Clean Water Act and its implementing regulations, article XIV of this chapter pertaining to flood damage prevention and division 3 of this article pertaining to the watershed protection district.

Pedestrian Design



Sec. 44-823. Parking.

- (a) *Parking.* The requirements found in Article IX (Off-Street Parking and Loading), shall apply to off-street parking requirements in the THC District. Additionally, the following requirements shall also apply to parking in the THC District:
- (1) *Generally.* Off-street loading shall be provided with area location and design appropriate to the needs of occupants of the district and protection of adjacent property from adverse effects. No space designated as required off-street parking space for the general public shall be used as off-street loading space or maneuvering room for vehicles being loaded or unloaded.
 - (2) *Interior parking required.* When a shared parking lot is located in front of a building, the parking lot shall be separated from the building frontage with a street and walkway. A connection from the building front to a parking lot shall be with a pedestrian walkway. Shared parking lots shall be located in the interior sections of multiple-building developments. On-street parking is encouraged. For buildings oriented towards the interior to the development, parking can be located to the front, rear or side, provided screening, buffering, landscaping, pedestrian amenities and setbacks contained herein are adhered to.
 - (3) *Connected parking areas.* All parking areas should be linked to parking on adjacent project sites. When adjacent property is zoned THC District,

provisions shall be made to allow for this parking connection when the property develops.

- (4) *Parking deck.* Buildings in excess of 50-foot in height will require a parking deck.
- (5) *Commercial vehicle parking.* Parking of commercial vehicles shall not be visible from streets.
- (6) *Bicycle Parking.* A multi-building development should include an area for parking bicycles.



Interior parking

On-street parking

Sec. 44-824. Signs.

- (a) *Signs.* The following requirements shall apply to all signage in the THC District:
 - (1) *Generally.* All signs for the GDP project shall conform to the requirements in article XV of this chapter, except where the requirements included in this subsection are more restrictive. Additionally, the following shall apply:
 - a. No on-site sign larger than six square feet may be located closer than 100 feet from another similar or larger sign.
 - b. All signs shall be located in such a manner to avoid impeding the view of motorists or pedestrians.
 - c. No signs shall be located in any street right-of-way. Signs may be placed in the landscaped buffer areas.
 - (2) *Permitted Signs.* The following signs shall be permitted:
 - a. One on-site sign structure for multi-tenant/building/parcel development, having not more than two sign surface areas, may be

erected to identify the development. Such signs may not exceed 300 square feet in total sign area; may not be over 20 feet in height; may identify the center, as a whole, and the establishments' activities and facilities within the center but shall not include other advertising; and

- b. One wall sign or awning sign shall be permitted for individual establishments or buildings within the project for each wall exposed to adjoining streets, mounted on the building and not extending above its lower roofline. Such sign shall not exceed ten percent of the area of the wall involved or 30 square feet.
 - c. Signs directing traffic shall be permitted but shall not exceed five square feet per side.
- (3) *Prohibited signs.* The following signs shall be prohibited on any land zoned THC District:
- a. Portable signs.
 - b. Roof signs.
 - c. Mechanical movement signs.
 - d. Posters, streamers, or similar devices used to attract attention.
 - e. Windblown signs (banners, balloons, streamers, etc.).
 - f. Electronic changeable copy signs except for time and temperature signs not exceeding 15 square feet.



Sec. 44-825. Site lighting.

- (a) The purpose of this Section is to provide direction in controlling light spillage and glare so as not to adversely affect motorists, pedestrians, and land uses of

adjacent properties. Lighting intensities should be controlled to assure that excessive light spillage and glare are not directed at adjacent properties, neighboring areas, and motorists. The following general provisions shall apply:

- (1) Light fixtures (not attached to buildings) shall be affixed to a decorative pole, which may be of metal, fiberglass, or concrete. No wooden poles shall be allowed.
 - (2) All fixtures shall be either semi-cutoff or full-cutoff fixtures only.
 - (3) The maximum height of the light source (light bulb), detached from a building, shall be 20 ft.
 - (4) No fixture shall be located within 20 feet of a residentially zoned property.
- (b) Floodlights, spotlights or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural element on the development plan. On-site lighting may be used to accent architectural elements and not be used to illuminate entire portions of building(s). Floodlights or other type of lighting attached to light poles that illuminate the site and/or building(s) are prohibited.
- (c) Outdoor illumination of building, landscaping and signs. The following provisions shall apply:
- (1) Exterior lighting should be integrated with the architectural character of the building. To avoid light spillage, only semi-cutoff, cutoff, or full cutoff fixtures shall be used.
 - (2) The unshielded outdoor illumination of any building or landscaping is prohibited.
- (d) Lighting fixtures used to illuminate an outdoor advertising sign either shall be by directed ground lighting sign or mounted on the top of the sign and shall comply with shielding requirements.
- (e) Lighting for Gas Station/Convenience Store Aprons and Canopies. In addition to the provisions in Section 44-825, the following provisions shall apply:
- (1) The lighting fixture bulbs shall be recessed into a canopy ceiling so that the bottom of the fixture is flush with the ceiling so that light is restrained to no more than 85 degrees from vertical.
 - (2) As an alternative to recessed ceiling lights, indirect lighting may be used where the light is directed upward and then reflected down from the underside of the canopy. In this case, light fixtures shall be shielded so

that direct illumination is focused exclusively on the underside of the canopy.

- (3) Lights shall not be mounted on the top or sides (facia) of the canopy, and the sides of the canopy shall not be externally illuminated.
- (4) The lighting for new facilities (pump islands and under canopies) shall not exceed the average horizontal illumination of 10 foot-candles at grade level.
- (f) Wall Packs on buildings may be used in locations such as rear service doors and loading bays. They are not intended to draw attention to the building or provide general building or site lighting. Wall Packs on the exterior of the building shall be fully shielded (true cut-off type-bulb or light source not visible from off-site) to direct the light downward and be of low wattage (100 watts or lower).
- (g) Prohibited Lighting and Fixtures. The following are prohibited:
 - (1) Drop lenses, vertical burn lamps, and similar lighting fixtures are prohibited.
 - (2) Canopies and awnings used for building accents shall not be internally illuminated.
 - (3) Flashing, colored or obtrusive lighting is prohibited.
 - (4) The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited.
 - (5) The operation of searchlights for advertising purposes is prohibited.
 - (6) Black lights and neon lights (including argon and similar rare gas fixtures), except for signage, are prohibited.



This 17th day of November, 2003.

/s/ Katherine W. Barnes, Chair
Catawba County Board of Commissioners